

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: CORALVILLE
Local Government Number: 52G481

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CORALVILLE CPMI URBAN RENEWAL	52002	13
CORALVILLE 12TH AVE URBAN RENEWAL	52007	7
CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL	52026	10
CORALVILLE BROWN DEER URBAN RENEWAL AREA	52901	0

TIF Debt Outstanding: 333,689,770

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	1,244,339	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
---	------------------	----------	---

TIF Revenue:	20,378,115
TIF Sp. Revenue Fund Interest:	566
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	20,378,681

Rebate Expenditures:	1,154,205
Non-Rebate Expenditures:	18,707,119
Returned to County Treasurer:	0
Total Expenditures:	19,861,324

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	1,761,696	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
---	------------------	----------	---

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 312,066,750

Urban Renewal Area Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL
 UR Area Number: 52002

UR Area Creation Date: 07/1989

UR Area Purpose: To Preserve and create an environment within the area which will protect the health, safety and general welfare of the residents of the City of Coralville.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - CPMI TIF INCREMENT	52115	52116	5,244,570
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - CADSI TIF INCREMENT	52151	52152	2,563,380
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - NEURAL TIF INCREMENT	52153	52154	1,927,170
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - URO SURGE TIF INCREMENT	52157	52158	1,699,200
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-NCS TIF INCREMENT	52212	52213	6,497,820
CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR-OAKDALE SYSTEMS TIF INCREMENT	52214	52215	509,130
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-TMD TIF INCR	52264	52265	3,357,630
CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR 4TH AMD TIF INCREMENT	52289	52290	4,022,820
CORALVILLE CITY AG/IOWA CITY SCH/OAKDALE UR 4TH AMD TIF AG INCREMENT	52291	52292	0
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR INCREMENT	52309	52310	4,861,350
CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-BIOVENTURES INCREMENT	52323	52324	11,147,760
CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR TIF 2013 AMEND INCREMENT	52372	52373	5,464,530
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE OAKDALE UR 2014 AMEND INCREMENT	52380	52381	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	24,000	0	52,568,400	0	0	0	52,592,400	0	52,592,400
Taxable	10,728	0	47,311,560	0	0	0	47,322,288	0	47,322,288
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: -280,467 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 1,371,456
 TIF Sp. Revenue Fund Interest: 566
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 1,372,022

Rebate Expenditures: 0
 Non-Rebate Expenditures: 719,246
 Returned to County Treasurer: 0
Total Expenditures: 719,246

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 372,309 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CORALVILLE CPMI URBAN RENEWAL

North Fire Station

Description:	Construct 2nd fire station
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Medirev

Description:	Private redevelopment grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Youth Sports Complex

Description:	Recreational Facilities
	Recreational facilities (lake development, parks, ball fields, trails)
Classification:	
Physically Complete:	Yes
Payments Complete:	Yes

Forevergreen Road

Description:	Improve road and intersection with Hwy 965
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Bioventures

Description:	U of I Bioventures Building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Coral Ridge Avenue

Description:	Design of Coral Ridge Avenue
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

NCS

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes

Payments Complete:	Yes
--------------------	-----

Hunter Properties/Pearson

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

TMD/Pearson

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Corridor Office Sols / Noel-Levitz

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Emrico Properties / LMS

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Administrative & Maintenance

Description:	UR Administration and Area Maintenance Expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Sedgwick

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Eduinvest 1

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Eduinvest 2

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Medirevv 1

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Medirevv 2

Description:	Economic Development Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Various Projects

Description:	Various Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For CORALVILLE CPMI URBAN RENEWAL

2009A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,150,000
Interest:	410,635
Total:	4,560,635
Annual Appropriation?:	No
Date Incurred:	02/01/2009
FY of Last Payment:	2020

2012C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	955,000
Interest:	110,940
Total:	1,065,940
Annual Appropriation?:	No
Date Incurred:	06/25/2012
FY of Last Payment:	2031

2012G

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	420,000
Interest:	80,850
Total:	500,850
Annual Appropriation?:	No
Date Incurred:	06/25/2012
FY of Last Payment:	2022

2008C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,295,000
Interest:	318,253
Total:	2,613,253
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2022

2014B

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,347,000
Interest:	1,386,538
Total:	3,733,538
Annual Appropriation?:	No
Date Incurred:	05/02/2014
FY of Last Payment:	2028

FY16 Interfund Loan

Debt/Obligation Type:	Internal Loans
Principal:	75,000
Interest:	0
Total:	75,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2016

Capital Project Funds & Refunding Debt Proceeds

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2016

Non-Rebates For CORALVILLE CPMI URBAN RENEWAL

TIF Expenditure Amount:	2,371,846
Tied To Debt:	2008C
Tied To Project:	North Fire Station
TIF Expenditure Amount:	4,269,154
Tied To Debt:	2009A
Tied To Project:	Youth Sports Complex
TIF Expenditure Amount:	29,916
Tied To Debt:	2012C
Tied To Project:	Medirev
TIF Expenditure Amount:	12,050
Tied To Debt:	2012G
Tied To Project:	Medirev
TIF Expenditure Amount:	100,248
Tied To Debt:	2014B
Tied To Project:	Sedgwick
TIF Expenditure Amount:	75,000
Tied To Debt:	FY16 Interfund Loan
Tied To Project:	Administrative & Maintenance
TIF Expenditure Amount:	-6,138,968
Tied To Debt:	Capital Project Funds & Refunding Debt Proceeds
Tied To Project:	Various Projects

Jobs For CORALVILLE CPMI URBAN RENEWAL

Project:	Hunter Properties/Pearson
Company Name:	Hunter Properties LLC
Date Agreement Began:	06/23/2003
Date Agreement Ends:	06/23/2013
Number of Jobs Created or Retained:	200
Total Annual Wages of Required Jobs:	5,600,000
Total Estimated Private Capital Investment:	3,480,000
Total Estimated Cost of Public Infrastructure:	0

Project:	TMD/Pearson
Company Name:	TMD LLC
Date Agreement Began:	03/23/2003
Date Agreement Ends:	03/23/2013
Number of Jobs Created or Retained:	150
Total Annual Wages of Required Jobs:	4,500,000
Total Estimated Private Capital Investment:	6,600,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Corridor Office Sols / Noel-Levitz
Company Name:	Corridor Office Solutions
Date Agreement Began:	08/22/2007
Date Agreement Ends:	08/22/2017
Number of Jobs Created or Retained:	30
Total Annual Wages of Required Jobs:	2,025,000
Total Estimated Private Capital Investment:	1,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Emrico Properties / LMS
	Emrico Properties/LMS North
Company Name:	America
Date Agreement Began:	03/05/2008
Date Agreement Ends:	03/05/2018
Number of Jobs Created or Retained:	33
Total Annual Wages of Required Jobs:	2,165,550
Total Estimated Private Capital Investment:	1,100,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Medirev
Company Name:	MediRevv
Date Agreement Began:	12/20/2011
Date Agreement Ends:	12/20/2021
Number of Jobs Created or Retained:	123
Total Annual Wages of Required Jobs:	4,182,738
Total Estimated Private Capital Investment:	2,392,000
Total Estimated Cost of Public Infrastructure:	577,691

Project:	Sedgwick
Company Name:	Sedgwick
Date Agreement Began:	12/20/2013
Date Agreement Ends:	12/20/2023

Number of Jobs Created or Retained:	300
Total Annual Wages of Required Jobs:	10,201,800
Total Estimated Private Capital Investment:	2,500,000
Total Estimated Cost of Public Infrastructure:	0
Project:	Medirev
Company Name:	Medirev (2)
Date Agreement Began:	12/20/2012
Date Agreement Ends:	12/20/2022
Number of Jobs Created or Retained:	120
Total Annual Wages of Required Jobs:	4,200,000
Total Estimated Private Capital Investment:	2,400,000
Total Estimated Cost of Public Infrastructure:	0

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - CPMI TIF INCREMENT
 TIF Taxing District Inc. Number: 52116

TIF Taxing District Base Year:	1989	UR Designation	
FY TIF Revenue First Received:	1992	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,827,300	0	0	0	5,827,300	0	5,827,300
Taxable	0	0	5,244,570	0	0	0	5,244,570	0	5,244,570
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	5,244,570	5,244,570	0	0

FY 2016 TIF Revenue Received: 151,685

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - CADSI TIF INCREMENT
 TIF Taxing District Inc. Number: 52152

TIF Taxing District Base Year:	1989	UR Designation	
FY TIF Revenue First Received:	1992	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,848,200	0	0	0	2,848,200	0	2,848,200
Taxable	0	0	2,563,380	0	0	0	2,563,380	0	2,563,380
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	2,563,380	2,563,380	0	0

FY 2016 TIF Revenue Received: 74,139

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE CPMI URBAN RENEWAL (52002)
TIF Taxing District Name:	CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - NEURAL TIF
INCREMENT	
TIF Taxing District Inc. Number:	52154
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	2,141,300	0	0	0	2,141,300	0	2,141,300
Taxable	0	0	1,927,170	0	0	0	1,927,170	0	1,927,170
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	1,927,170	1,927,170	0	0

FY 2016 TIF Revenue Received: 55,738

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE CPMI URBAN RENEWAL (52002)
TIF Taxing District Name:	CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR - URO SURGE TIF
INCREMENT	
TIF Taxing District Inc. Number:	52158
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1992
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,888,000	0	0	0	1,888,000	0	1,888,000
Taxable	0	0	1,699,200	0	0	0	1,699,200	0	1,699,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	1,699,200	1,699,200	0	0

FY 2016 TIF Revenue Received: 49,145

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-NCS TIF INCREMENT
 TIF Taxing District Inc. Number: 52213

TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	7,219,800	0	0	0	7,219,800	0	7,219,800
Taxable	0	0	6,497,820	0	0	0	6,497,820	0	6,497,820
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	6,497,820	6,497,820	0	0

FY 2016 TIF Revenue Received: 187,931

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR-OAKDALE SYSTEMS TIF INCREMENT
 TIF Taxing District Inc. Number: 52215

TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	565,700	0	0	0	565,700	0	565,700
Taxable	0	0	509,130	0	0	0	509,130	0	509,130
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	509,130	509,130	0	0

FY 2016 TIF Revenue Received: 14,907

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-TMD TIF INCR
 TIF Taxing District Inc. Number: 52265

TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,730,700	0	0	0	3,730,700	0	3,730,700
Taxable	0	0	3,357,630	0	0	0	3,357,630	0	3,357,630
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	3,357,630	3,357,630	0	0

FY 2016 TIF Revenue Received: 97,110

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR 4TH AMD TIF INCREMENT
 TIF Taxing District Inc. Number: 52290

TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,469,800	0	0	0	4,469,800	0	4,469,800
Taxable	0	0	4,022,820	0	0	0	4,022,820	0	4,022,820
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	344,841	4,022,820	4,022,820	0	0

FY 2016 TIF Revenue Received: 117,785

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY AG/IOWA CITY SCH/OAKDALE UR 4TH AMD TIF AG INCREMENT
 TIF Taxing District Inc. Number: 52292
 TIF Taxing District Base Year: 2005
 FY TIF Revenue First Received: 2008
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	24,000	0	0	0	0	0	24,000	0	24,000
Taxable	10,728	0	0	0	0	0	10,728	0	10,728
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	35,791	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR INCREMENT
 TIF Taxing District Inc. Number: 52310
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	5,401,500	0	0	0	5,401,500	0	5,401,500
Taxable	0	0	4,861,350	0	0	0	4,861,350	0	4,861,350
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	4,861,350	4,861,350	0	0

FY 2016 TIF Revenue Received: 140,601

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/OAKDALE UR-BIOVENTURES
 INCREMENT
 TIF Taxing District Inc. Number: 52324
 TIF Taxing District Base Year: 1989
 FY TIF Revenue First Received: 1992
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	06/1989

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	12,386,400	0	0	0	12,386,400	0	12,386,400
Taxable	0	0	11,147,760	0	0	0	11,147,760	0	11,147,760
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	11,147,760	11,147,760	0	0

FY 2016 TIF Revenue Received: 322,418

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE CPMI URBAN RENEWAL (52002)
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/OAKDALE UR TIF 2013 AMEND
 INCREMENT
 TIF Taxing District Inc. Number: 52373
 TIF Taxing District Base Year: 2012
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	6,071,700	0	0	0	6,071,700	0	6,071,700
Taxable	0	0	5,464,530	0	0	0	5,464,530	0	5,464,530
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,865	5,464,530	5,464,530	0	0

FY 2016 TIF Revenue Received: 159,997

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE CPMI URBAN RENEWAL (52002)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE OAKDALE UR 2014 AMEND
INCREMENT	
TIF Taxing District Inc. Number:	52381
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	18,000	0	0	0	18,000	0	18,000
Taxable	0	0	16,200	0	0	0	16,200	0	16,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	18,000	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE 12TH AVE URBAN RENEWAL
 UR Area Number: 52007

UR Area Creation Date: 12/1992

UR Area Purpose: To Preserve and create an environment within the area which will protect the health, safety and general welfare of the residents of the City of Coralville.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR TIF INCREMENT	52134	52135	42,589,413
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1994 AMEND TIF INCREMENT	52140	52141	108,180
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND ONE TIF INCREMENT	52159	52160	4,848,645
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND TWO TIF INCREMENT	52161	52162	16,941,471
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND THREE TIF INCREMENT	52163	52164	13,610,940
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 2013 AMEND INCREMENT	52370	52371	6,293,000
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 2014 AMEND INCREMENT	52378	52379	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	40,941,100	86,275,675	136,000	0	-7,408	127,345,367	0	127,345,367
Taxable	0	22,817,847	77,648,108	122,400	0	-7,408	100,580,947	0	100,580,947
Homestead Credits									20

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: **1,506,630** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 2,470,919
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,470,919

Rebate Expenditures: 193,606
 Non-Rebate Expenditures: 3,211,769
 Returned to County Treasurer: 0
Total Expenditures: 3,405,375

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: **572,174** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For CORALVILLE 12TH AVE URBAN RENEWAL

Center for Performing Arts

Description:	Construct facility to house theater and admin office space and coralvision offices
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Flood properties

Description:	Purchase 2008 flood properties
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Erin Arms Apartments

Description:	Purchase and rehabilitate flooded property
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Land Acquisition

Description:	Purchase property for road and development
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

12th Avenue

Description:	Construction of 12th avenue connection from 5th street to Hwy 6
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Administrative & Maintenance

Description:	UR administrative and area maintenance costs
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

808 on 5th Project

Description:	Construction of Residential and Commercial Units Mixed use property (ie: a significant portion is residential)
--------------	---

Classification:	and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

708 on 5th Project

Description:	Construction of Residential and Commercial Units
	Mixed use property (ie: a significant portion is residential
Classification:	and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

608 on 5th Project

Description:	Construction of Residential and Commercial Units
	Mixed use property (ie: a significant portion is residential
Classification:	and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

5th Street over Biscuit Creek

Description:	Street and streetscape reconstruction, including parking
	and flood improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Flood Mitigation Improvements

Description:	Flood Mitigation Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Various Projects

Description:	Various Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For CORALVILLE 12TH AVE URBAN RENEWAL

2009K

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,770,000
Interest:	876,580
Total:	2,646,580
Annual Appropriation?:	No
Date Incurred:	05/01/2009
FY of Last Payment:	2029

2010A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	190,000
Interest:	5,700
Total:	195,700
Annual Appropriation?:	No
Date Incurred:	05/01/2010
FY of Last Payment:	2019

2011D-1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,595,000
Interest:	3,373,072
Total:	9,968,072
Annual Appropriation?:	Yes
Date Incurred:	07/01/2011
FY of Last Payment:	2031

2009E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	820,000
Interest:	114,190
Total:	934,190
Annual Appropriation?:	No
Date Incurred:	05/01/2009
FY of Last Payment:	2029

2011A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	465,000
Interest:	23,400
Total:	488,400
Annual Appropriation?:	No
Date Incurred:	03/22/2011
FY of Last Payment:	2017

2011F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	9,245,000
Interest:	2,988,460
Total:	12,233,460
Annual Appropriation?:	Yes
Date Incurred:	06/26/2011
FY of Last Payment:	2030

2011K

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,050,000
Interest:	562,000
Total:	3,612,000
Annual Appropriation?:	Yes
Date Incurred:	11/01/2011
FY of Last Payment:	2023

2008C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,055,000
Interest:	165,953
Total:	1,220,953
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2022

FY16 Internal Loan

Debt/Obligation Type:	Internal Loans
Principal:	150,000
Interest:	0
Total:	150,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2016

Villas on 4th

Debt/Obligation Type:	Rebates
Principal:	2,041,952
Interest:	0
Total:	2,041,952
Annual Appropriation?:	Yes
Date Incurred:	11/18/2010
FY of Last Payment:	2026

Capital Project Funds & Refunding Debt Proceeds

Debt/Obligation Type:	Internal Loans
-----------------------	----------------

Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2016

Non-Rebates For CORALVILLE 12TH AVE URBAN RENEWAL

TIF Expenditure Amount:	245,680
Tied To Debt:	2008C
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	144,334
Tied To Debt:	2009E
Tied To Project:	12th Avenue
TIF Expenditure Amount:	174,526
Tied To Debt:	2009K
Tied To Project:	Erin Arms Apartments
TIF Expenditure Amount:	195,700
Tied To Debt:	2010A
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	163,950
Tied To Debt:	2011A
Tied To Project:	12th Avenue
TIF Expenditure Amount:	687,582
Tied To Debt:	2011D-1
Tied To Project:	12th Avenue
TIF Expenditure Amount:	870,970
Tied To Debt:	2011F
Tied To Project:	Center for Performing Arts
TIF Expenditure Amount:	106,500
Tied To Debt:	2011K
Tied To Project:	Center for Performing Arts
TIF Expenditure Amount:	150,000
Tied To Debt:	FY16 Internal Loan
Tied To Project:	Administrative & Maintenance
TIF Expenditure Amount:	472,527
Tied To Debt:	Capital Project Funds & Refunding Debt Proceeds
Tied To Project:	Various Projects

Rebates For CORALVILLE 12TH AVE URBAN RENEWAL

Villas on 4th

TIF Expenditure Amount:	193,606
Rebate Paid To:	Villas on 4th
Tied To Debt:	Villas on 4th
Tied To Project:	Flood Mitigation Improvements
Projected Final FY of Rebate:	2026

◆ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE 12TH AVE URBAN RENEWAL (52007)
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR TIF
 INCREMENT
 TIF Taxing District Inc. Number: 52135
 TIF Taxing District Base Year: 1991
 FY TIF Revenue First Received: 1994
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	12/1992

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	9,182,200	41,639,500	0	0	-3,704	50,817,996	0	50,817,996
Taxable	0	5,117,567	37,475,550	0	0	-3,704	42,589,413	0	42,589,413
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	6,024,793	42,589,413	42,589,413	0	0

FY 2016 TIF Revenue Received: 1,246,984

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE 12TH AVE URBAN RENEWAL (52007)
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1994 AMEND
 TIF INCREMENT
 TIF Taxing District Inc. Number: 52141
 TIF Taxing District Base Year: 1993
 FY TIF Revenue First Received: 1996
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	08/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	264,900	0	0	0	0	264,900	0	264,900
Taxable	0	147,638	0	0	0	0	147,638	0	147,638
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	156,720	108,180	108,180	0	0

FY 2016 TIF Revenue Received: 3,167

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE 12TH AVE URBAN RENEWAL (52007)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND
ONE TIF INCREMENT	
TIF Taxing District Inc. Number:	52160
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1996

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,139,700	7,614,475	0	0	-1,852	12,752,323	0	12,752,323
Taxable	0	2,864,508	6,853,028	0	0	-1,852	9,715,684	0	9,715,684
Homestead Credits									13

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,905,530	4,848,645	4,848,645	0	0

FY 2016 TIF Revenue Received: 141,964

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE 12TH AVE URBAN RENEWAL (52007)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND
TWO TIF INCREMENT	
TIF Taxing District Inc. Number:	52162
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1996

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	14,643,400	19,149,500	136,000	0	-1,852	33,927,048	0	33,927,048
Taxable	0	8,161,287	17,234,550	122,400	0	-1,852	25,516,385	0	25,516,385
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	16,987,429	16,941,471	16,941,471	0	0

FY 2016 TIF Revenue Received: 496,033

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE 12TH AVE URBAN RENEWAL (52007)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 1996 AMEND
THREE TIF INCREMENT	
TIF Taxing District Inc. Number:	52164
TIF Taxing District Base Year:	1995
FY TIF Revenue First Received:	1998
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2017

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1996

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	17,397,900	0	0	0	17,397,900	0	17,397,900
Taxable	0	0	15,658,110	0	0	0	15,658,110	0	15,658,110
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	3,786,960	13,610,940	13,610,940	0	0

FY 2016 TIF Revenue Received: 398,517

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE 12TH AVE URBAN RENEWAL (52007)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 2013 AMEND
INCREMENT	
TIF Taxing District Inc. Number:	52371
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,710,900	0	0	0	0	11,710,900	0	11,710,900
Taxable	0	6,526,847	0	0	0	0	6,526,847	0	6,526,847
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	5,417,900	6,293,000	6,293,000	0	0

FY 2016 TIF Revenue Received: 184,254

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE 12TH AVE URBAN RENEWAL (52007)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE 12TH AVE UR 2014 AMEND INCREMENT
TIF Taxing District Inc. Number:	52379
TIF Taxing District Base Year:	2013
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	474,300	0	0	0	474,300	0	474,300
Taxable	0	0	426,870	0	0	0	426,870	0	426,870
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	474,300	0	0	0	0

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL
 UR Area Number: 52026

UR Area Creation Date: 12/1992

UR Area Purpose: To Preserve and create an environment within the area which will protect the health, safety and general welfare of the residents of the City of Coralville.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR TIF INCREMENT	52132	52133	52,228,963
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR 1994 AMEND TIF INCREMENT	52138	52139	0
CORALVILLE CITY/CLEAR CREEK SCH/CORALVILLE MALL UR TIF INCREMENT	52166	52167	252,173,361
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE MALL UR TIF INCREMENT	52168	52169	169,085,959
CORALVILLE CITY AG/CLEAR CREEK SCH/CORALVILLE MALL UR TIF INCREMENT	52170	52171	37,773
CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR 2001 AMEND TIF INCREMENT	52200	52201	50,893,550
CORALVILLE CITY/CLEAR CREEK SCH/MALL-HWY6 UR TIF 2005 AMEND INCREMENT	52268	52269	24,688,890
CORALVILLE CITY AG/CLEAR CREEK SCH/MALL-HWY 6 UR TIF 2005 AMEND INCREMENT	52270	52271	66,083
CORALVILLE CITY/IOWA CITY SCH/MALL-HWY 6 UR TIF 2005 AMEND INCR	52272	52273	0
CORALVILLE CITY/CLEAR CREEK SCH/MALL-HWY 6 UR TIF 2013 AMEND INCREMENT	52368	52369	19,227,320

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	232,330	48,287,400	608,532,395	36,085,400	0	-16,668	693,120,857	0	693,120,857
Taxable	103,856	26,912,107	547,679,156	32,476,860	0	-16,668	607,155,311	0	607,155,311
Homestead Credits									101

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	18,176	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
---	---------------	----------	---

TIF Revenue:	16,535,740
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	16,535,740

Rebate Expenditures:	960,599
Non-Rebate Expenditures:	14,776,104
Returned to County Treasurer:	0
Total Expenditures:	15,736,703

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	817,213	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
---	----------------	----------	---

Projects For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

Gerdin Development Agmt

Description:	Rebate portion of prop tax for bldg improvements
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Integrated DNA

Description:	Econ Dev Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Bilam / CIVCO

Description:	Econ Dev Grant
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Backpocket

Description:	Reimburse for construction per lease agreement
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Iowa River Landing Redevelopment

Description:	Redevelop old industrial park
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

UIHC Medical Office Bldg

Description:	Infrastructure to serve UIHC clinic
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Parking Ramp - UIHC clinic

Description:	Construct parking ramp to serve UIHC Medical clinic
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes

Payments Complete:	Yes
--------------------	-----

RiverBend Development

Description:	Rebate portion of property tax for new development
Classification:	Commercial - apartment/condos (residential use, classified commercial)
Physically Complete:	Yes
Payments Complete:	Yes

Anderson / Coral North

Description:	Rebate portion of property tax for new development
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Marriott Hotel & Convention Center

Description:	Construct facility
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	Yes

Property Acquisition - Iowa River Landing

Description:	Purchase of property for purpose of redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Flood 2008 property purchase

Description:	Purchase flood properties
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

PMP Properties

Description:	LLC Protek Industrial & Mfg
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	Yes

Motor Court

Description:	Construct motor court at Marriott Hotel & Conference Center
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Utility Relocation

Description:	Relocate utilities in Iowa River Landing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Adult softball complex

Description:	Acquire land and construct facilities
	Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	Yes

Wetlands - phase 1

Description:	Construct wetlands phase 1 - Iowa River Landing
	Recreational facilities (lake development, parks, ball fields,
Classification:	trails)
Physically Complete:	Yes
Payments Complete:	Yes

Terrace - Marriott Hotel & Conference Center

Description:	Construct terrace
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Monuments & Clock Tower

	Construct monuments and clocktower roundabout - Iowa
Description:	River Landing
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

1st Avenue Reconstruction

	1st Avenue and East 9th Street intersection and Quarry
Description:	Road Project (RISE grant)
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Ramada Inn demolition

	Reimburse developer for demolition of Ramada Inn for
Description:	redevelopment
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Land Acquisition

Description:	Land acquisition for redevelopment in Iowa River Landing
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Parking Ramp & Surface Lot

Description:	Construct facilities to serve Marriott Hotel & Convention Center and Iowa River Landing
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Real Estate contract - Briskey

Description:	Purchase property on 1st avenue for redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Real Estate contract - Brogla

Description:	Purchase property on 1st avenue for redevelopment
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	Yes

Corridor Business Journal

Description:	Rebate for new development in Iowa River Landing
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Administrative & Maintenance

Description:	UR administrative and maintenance expenses
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	Yes

Green Stormwater Infrastructure

Description:	Green Stormwater Infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Department Store Capital Contribution

Description:	Department Store Capital Contribution
--------------	---------------------------------------

Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

IRL Public Improvements 2011

Description:	Construction of public improvements in the IRL
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Andersen Heartland/Commerce

Description:	Construction of roadway and other infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Coral Ridge Ave - Holiday to Oakdale

Description:	Construction of roadway and other infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

IRL Public Improvements 2014

Description:	Construction of public improvements in the IRL
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Flood Mitigation

Description:	Construction of flood mitigation infrastructure
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Homewood Suites Retail Space

Description:	Acquisition of retail space in the Homewood Suites Building in the IRL
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Building A

Description:	Acquisition of retail space in Building A in the IRL
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Building B

Description:	Acquisition of retail space in Building B in the IRL
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Building C

Description:	Acquisition of retail space in Building C in the IRL
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	Yes

Intermodal Transportation Facility

Description:	Construction of an intermodal transportation facility in the IRL
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	Yes

Various Projects

Description:	Various Projects
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

2010E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	700,000
Interest:	525,000
Total:	1,225,000
Annual Appropriation?:	No
Date Incurred:	05/01/2010
FY of Last Payment:	2030

2010C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,605,000
Interest:	3,163,388
Total:	6,768,388
Annual Appropriation?:	No
Date Incurred:	05/01/2010
FY of Last Payment:	2030

2010A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	140,000
Interest:	9,698
Total:	149,698
Annual Appropriation?:	No
Date Incurred:	05/01/2010
FY of Last Payment:	2019

2011D-1

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	9,285,000
Interest:	3,070,530
Total:	12,355,530
Annual Appropriation?:	Yes
Date Incurred:	07/01/2011
FY of Last Payment:	2031

2009E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,400,000
Interest:	1,101,136
Total:	3,501,136
Annual Appropriation?:	No

Date Incurred:	05/01/2009
FY of Last Payment:	2029

2006 D

Debt/Obligation Type:	Other Debt
Principal:	40,580,000
Interest:	17,297,438
Total:	57,877,438
Annual Appropriation?:	Yes
Date Incurred:	08/01/2006
FY of Last Payment:	2025

2011 C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	11,625,000
Interest:	4,211,413
Total:	15,836,413
Annual Appropriation?:	No
Date Incurred:	01/01/2000
FY of Last Payment:	2031

2012 F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	6,000,000
Interest:	4,555,000
Total:	10,555,000
Annual Appropriation?:	Yes
Date Incurred:	05/01/2012
FY of Last Payment:	2032

2012 G

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/29/2012
FY of Last Payment:	2022

2012J

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,230,000
Interest:	2,488,475
Total:	7,718,475
Annual Appropriation?:	Yes
Date Incurred:	11/29/2012
FY of Last Payment:	2032

Riverbend

Debt/Obligation Type:	Rebates
Principal:	2,383,893
Interest:	0
Total:	2,383,893
Annual Appropriation?:	Yes
Date Incurred:	08/10/2010
FY of Last Payment:	2025

Coral North/Anderson

Debt/Obligation Type:	Rebates
Principal:	983,988
Interest:	0
Total:	983,988
Annual Appropriation?:	Yes
Date Incurred:	05/08/2007
FY of Last Payment:	2018

2012C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	925,000
Interest:	404,965
Total:	1,329,965
Annual Appropriation?:	No
Date Incurred:	06/29/2012
FY of Last Payment:	3031

2007C

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	25,675,000
Interest:	23,609,094
Total:	49,284,094
Annual Appropriation?:	Yes
Date Incurred:	05/01/2007
FY of Last Payment:	2047

2008D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	2,990,000
Interest:	1,112,050
Total:	4,102,050
Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2027

2008G

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	570,000
Interest:	70,110
Total:	640,110

Annual Appropriation?:	No
Date Incurred:	05/01/2008
FY of Last Payment:	2018

2010G

Debt/Obligation Type:	Other Debt
Principal:	1,162,874
Interest:	58,144
Total:	1,221,018
Annual Appropriation?:	No
Date Incurred:	10/01/2010
FY of Last Payment:	2015

2011E

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	18,185,000
Interest:	3,123,250
Total:	21,308,250
Annual Appropriation?:	Yes
Date Incurred:	05/01/2011
FY of Last Payment:	2024

2014C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	10,000,000
Interest:	2,406,250
Total:	12,406,250
Annual Appropriation?:	Yes
Date Incurred:	06/02/2014
FY of Last Payment:	2025

2014D

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	4,915,000
Interest:	6,420,219
Total:	11,335,219
Annual Appropriation?:	No
Date Incurred:	04/30/2014
FY of Last Payment:	2034

2014F

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,620,000
Interest:	1,385,099
Total:	3,005,099
Annual Appropriation?:	No
Date Incurred:	06/02/2014
FY of Last Payment:	2034

2014H

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,080,000
Interest:	5,111,400
Total:	12,191,400
Annual Appropriation?:	No
Date Incurred:	06/30/2014
FY of Last Payment:	2034

2014I

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,000,000
Interest:	3,562,500
Total:	8,562,500
Annual Appropriation?:	No
Date Incurred:	06/01/2014
FY of Last Payment:	2034

2014 Stormwater SRF

Debt/Obligation Type:	Other Debt
Principal:	1,213,000
Interest:	243,220
Total:	1,456,220
Annual Appropriation?:	No
Date Incurred:	05/23/2014
FY of Last Payment:	2028

Heartland/Commerce (Anderson)

Debt/Obligation Type:	Rebates
Principal:	4,780,438
Interest:	0
Total:	4,780,438
Annual Appropriation?:	Yes
Date Incurred:	04/01/2013
FY of Last Payment:	2028

Hawkeye RediMix - RE contract

Debt/Obligation Type:	Other Debt
Principal:	2,700,000
Interest:	222,600
Total:	2,922,600
Annual Appropriation?:	No
Date Incurred:	11/14/2012
FY of Last Payment:	2019

2014A

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,400,000

Interest:	3,356,850
Total:	8,756,850
Annual Appropriation?:	No
Date Incurred:	09/01/2014
FY of Last Payment:	2034

2014G

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,205,000
Interest:	1,664,775
Total:	6,869,775
Annual Appropriation?:	Yes
Date Incurred:	09/01/2014
FY of Last Payment:	2028

2014J

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	9,410,000
Interest:	6,912,450
Total:	16,322,450
Annual Appropriation?:	No
Date Incurred:	09/12/2014
FY of Last Payment:	2032

Interfund Loan

Debt/Obligation Type:	Internal Loans
Principal:	1,800,000
Interest:	0
Total:	1,800,000
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2016

Capital Project Funds & Refunding Debt Proceeds

Debt/Obligation Type:	Internal Loans
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	Yes
Date Incurred:	07/01/2015
FY of Last Payment:	2016

Non-Rebates For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

TIF Expenditure Amount:	1,008,731
Tied To Debt:	2011 C
Tied To Project:	UIHC Medical Office Bldg
TIF Expenditure Amount:	3,291,700
Tied To Debt:	2006 D
Tied To Project:	Marriott Hotel & Convention Center
TIF Expenditure Amount:	3,641,156
Tied To Debt:	2007C
Tied To Project:	Marriott Hotel & Convention Center
TIF Expenditure Amount:	3,134,236
Tied To Debt:	2008D
Tied To Project:	Property Acquisitioin - Iowa River Landing
TIF Expenditure Amount:	23,370
Tied To Debt:	2008G
Tied To Project:	Marriott Hotel & Convention Center
TIF Expenditure Amount:	98,374
Tied To Debt:	2009E
Tied To Project:	Marriott Hotel & Convention Center
TIF Expenditure Amount:	69,263
Tied To Debt:	2010A
Tied To Project:	Property Acquisitioin - Iowa River Landing
TIF Expenditure Amount:	3,817,065
Tied To Debt:	2010C
Tied To Project:	Backpocket
TIF Expenditure Amount:	35,000
Tied To Debt:	2010E
Tied To Project:	UIHC Medical Office Bldg
TIF Expenditure Amount:	29,072
Tied To Debt:	2010G
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	1,471,818
Tied To Debt:	2011D-1

Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	4,814,250
Tied To Debt:	2011E
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	28,860
Tied To Debt:	2012C
Tied To Project:	1st Avenue Reconstruction
TIF Expenditure Amount:	281,250
Tied To Debt:	2012 F
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	0
Tied To Debt:	2012 G
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	454,350
Tied To Debt:	2012J
Tied To Project:	Backpocket
TIF Expenditure Amount:	358,910
Tied To Debt:	2014A
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	437,500
Tied To Debt:	2014C
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	337,906
Tied To Debt:	2014D
Tied To Project:	Flood 2008 property purchase
TIF Expenditure Amount:	72,901
Tied To Debt:	2014F
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	1,116,534
Tied To Debt:	2014G
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	308,200
Tied To Debt:	2014H
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	187,500
Tied To Debt:	2014I

Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	423,450
Tied To Debt:	2014J
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	81,260
Tied To Debt:	2014 Stormwater SRF
Tied To Project:	Iowa River Landing Redevelopment
TIF Expenditure Amount:	1,800,000
Tied To Debt:	Interfund Loan
Tied To Project:	Administrative & Maintenance
TIF Expenditure Amount:	-12,546,552
Tied To Debt:	Capital Project Funds & Refunding Debt Proceeds
Tied To Project:	Various Projects

Rebates For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

River Bend

TIF Expenditure Amount:	264,877
Rebate Paid To:	River Bend
Tied To Debt:	Riverbend
Tied To Project:	RiverBend Development
Projected Final FY of Rebate:	2024

Coral North/Anderson

TIF Expenditure Amount:	327,996
Rebate Paid To:	Anderson
Tied To Debt:	Coral North/Anderson
Tied To Project:	Anderson / Coral North
Projected Final FY of Rebate:	2018

Andersen Heartland/Commerce

TIF Expenditure Amount:	367,726
Rebate Paid To:	Andersen
Tied To Debt:	Heartland/Commerce (Anderson)
Tied To Project:	Andersen Heartland/Commerce
Projected Final FY of Rebate:	2028

Jobs For CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL

Project:	Integrated DNA
Company Name:	Integrated DNA Properties
Date Agreement Began:	10/20/2011
Date Agreement Ends:	10/20/2021
Number of Jobs Created or Retained:	424
Total Annual Wages of Required Jobs:	13,325,896
Total Estimated Private Capital Investment:	8,003,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Bilam / CIVCO
Company Name:	PMP Properties, LLC/Protek
Date Agreement Began:	06/01/2006
Date Agreement Ends:	06/01/2016
Number of Jobs Created or Retained:	21
Total Annual Wages of Required Jobs:	671,937
Total Estimated Private Capital Investment:	2,500,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Bilam / CIVCO
Company Name:	Bilam Properties/CIVCO
Date Agreement Began:	03/08/2011
Date Agreement Ends:	03/08/2021
Number of Jobs Created or Retained:	40
Total Annual Wages of Required Jobs:	1,664,000
Total Estimated Private Capital Investment:	1,100,000
Total Estimated Cost of Public Infrastructure:	0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR TIF INCREMENT
 TIF Taxing District Inc. Number: 52133

TIF Taxing District Base Year:	1991	UR Designation	
FY TIF Revenue First Received:	1994	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	12/1992

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,763,200	77,654,500	2,737,600	0	0	85,155,300	0	85,155,300
Taxable	0	2,654,620	69,889,050	2,463,840	0	0	75,007,510	0	75,007,510
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	32,926,337	52,228,963	52,228,963	0	0

FY 2016 TIF Revenue Received: 1,529,222

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR 1994 AMEND TIF INCREMENT
 TIF Taxing District Inc. Number: 52139

TIF Taxing District Base Year:	1993	UR Designation	
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	04/1994

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	181,600	0	0	0	0	181,600	0	181,600
Taxable	0	101,212	0	0	0	0	101,212	0	101,212
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,905,460	0	0	0	0

FY 2016 TIF Revenue Received: 0

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
 TIF Taxing District Name: CORALVILLE CITY/CLEAR CREEK SCH/CORALVILLE MALL UR TIF INCREMENT
 TIF Taxing District Inc. Number: 52167
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	4,518,100	250,130,840	27,263,900	0	0	281,912,840	0	281,912,840
Taxable	0	2,518,095	225,117,756	24,537,510	0	0	252,173,361	0	252,173,361
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	20,923,838	252,173,361	252,173,361	0	0

FY 2016 TIF Revenue Received: 7,293,411

TIF Taxing District Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
 TIF Taxing District Name: CORALVILLE CITY/IOWA CITY SCH/CORALVILLE MALL UR TIF INCREMENT
 TIF Taxing District Inc. Number: 52169
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	30,079,200	167,207,895	2,053,000	0	-12,964	199,327,131	0	199,327,131
Taxable	0	16,764,117	150,487,106	1,847,700	0	-12,964	169,085,959	0	169,085,959
Homestead Credits									90

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	24,248,400	169,085,959	169,085,959	0	0

FY 2016 TIF Revenue Received: 4,950,700

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY AG/CLEAR CREEK SCH/CORALVILLE MALL UR TIF INCREMENT
TIF Taxing District Inc. Number:	52171
TIF Taxing District Base Year:	1996
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2018

UR Designation	
Slum	No
Blighted	No
Economic Development	02/1997

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	84,500	0	0	0	0	0	84,500	0	84,500
Taxable	37,773	0	0	0	0	0	37,773	0	37,773
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	30,343	37,773	37,773	0	0

FY 2016 TIF Revenue Received: 775

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/CORALVILLE HWY 6 UR 2001 AMEND TIF INCREMENT
TIF Taxing District Inc. Number:	52201
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	07/2001
Blighted	07/2001
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,745,300	59,344,600	0	0	-3,704	68,086,196	0	68,086,196
Taxable	0	4,874,063	53,410,140	0	0	-3,704	58,280,499	0	58,280,499
Homestead Credits									9

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	17,196,350	50,893,550	50,893,550	0	0

FY 2016 TIF Revenue Received: 1,490,122

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY/CLEAR CREEK SCH/MALL-HWY6 UR TIF 2005 AMEND
INCREMENT	
TIF Taxing District Inc. Number:	52269
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	23,424,500	4,007,600	0	0	27,432,100	0	27,432,100
Taxable	0	0	21,082,050	3,606,840	0	0	24,688,890	0	24,688,890
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,646,469	24,688,890	24,688,890	0	0

FY 2016 TIF Revenue Received: 714,057

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY AG/CLEAR CREEK SCH/MALL-HWY 6 UR TIF 2005 AMEND
INCREMENT	
TIF Taxing District Inc. Number:	52271
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	147,830	0	0	0	0	0	147,830	0	147,830
Taxable	66,083	0	0	0	0	0	66,083	0	66,083
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	49,989	66,083	66,083	0	0

FY 2016 TIF Revenue Received: 1,356

▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY/IOWA CITY SCH/MALL-HWY 6 UR TIF 2005 AMEND INCR
TIF Taxing District Inc. Number:	52273
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2005

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	0	0	0	0	0

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CORALVILLE (52G481)
Urban Renewal Area:	CORALVILLE MALL/HIGHWAY 6 MERGED URBAN RENEWAL (52026)
TIF Taxing District Name:	CORALVILLE CITY/CLEAR CREEK SCH/MALL-HWY 6 UR TIF 2013 AMEND INCREMENT
TIF Taxing District Inc. Number:	52369
TIF Taxing District Base Year:	2012
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	30,770,060	23,300	0	0	30,793,360	0	30,793,360
Taxable	0	0	27,693,054	20,970	0	0	27,714,024	0	27,714,024
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	11,566,040	19,227,320	19,227,320	0	0

FY 2016 TIF Revenue Received: 556,097

Urban Renewal Area Data Collection

Local Government Name: CORALVILLE (52G481)
 Urban Renewal Area: CORALVILLE BROWN DEER URBAN RENEWAL AREA
 UR Area Number: 52901

UR Area Creation Date: 11/2005

UR Area Purpose: Primary Objectives: To contribute to a diversified, well-balance local economy by creating job opportunities and strengthening the property tax base. To assist in providing land for commercial development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
--	----------	---------------	----------------------

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

Commercial	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
------------	---	---	--

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

Commercial	0	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
------------	---	---	--

Projects For CORALVILLE BROWN DEER URBAN RENEWAL AREA

Golf Course Urban Renewal Project

Description:	Expansion of Brown Deer Golf Course from nine to eighteen holes, and other improvements, including acquisition of land.
Classification:	Recreational facilities (lake development, parks, ball fields, trails)
Physically Complete:	Yes
Payments Complete:	Yes

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area
during FY 2016